

031.A

0002

0015.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED: 1,217,800 / 1,217,800
USE VALUE: 1,217,800 / 1,217,800
ASSESSED: 1,217,800 / 1,217,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		WYMAN ST, ARLINGTON

OWNERSHIP

Owner 1:	OBERMAYER JOEL/LANI	Unit #:	15
Owner 2:			
Owner 3:			

Street 1:	15 WYMAN ST UNIT 15
Street 2:	

Twn/Cty:	ARLINGTON
St/Prov:	MA
Cntry:	
Own Occ:	
Postal:	02474
Type:	

PREVIOUS OWNER

Owner 1:	ELLIOTT ALASTAIR & JILL A -
Owner 2:	-

Street 1:	15 WYMAN ST UNIT 15
Twn/Cty:	ARLINGTON
St/Prov:	MA
Cntry:	
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1895, having primarily Wood Shingle Exterior and 2767 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7507																

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
102		0.000	1,217,800			1,217,800			240606
							GIS Ref		
							GIS Ref		
							Insp Date		
							05/31/18		

PREVIOUS ASSESSMENT

Parcel ID								
031.A-0002-0015.0								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	102	FV	1,199,500	0	.	.	1,199,500	1,199,500
2019	102	FV	1,048,400	0	.	.	1,048,400	1,048,400
2018	102	FV	925,400	0	.	.	925,400	925,400
2017	102	FV	767,200	0	.	.	767,200	767,200
2016	102	FV	767,200	0	.	.	767,200	767,200
2015	102	FV	697,600	0	.	.	697,600	697,600
2014	102	FV	665,900	0	.	.	665,900	665,900
2013	102	FV	665,900	0	.	.	665,900	665,900

SALES INFORMATION

Grantor		Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ELLIOTT ALASTAI		50219-78		10/12/2007		679,000	No	No		
DAVID LILLEY/TR		38010-032		12/16/2002	Family		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/19/2016	1152	Porch	29,500	O				
4/30/2004	301.	Re-Roof	24,950			G6	GR FY06	

Date	Result	By	Name
5/31/2018	Measured	DGM	D Mann
11/10/2017	Inspected	PH	Patrick H
3/10/2005	Info Fm Prmt	BR	B Rossignol
9/2/2003	New Par-99	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA

____/____/____

Total Card / Total Parcel
1,217,800 / 1,217,800

APPRAISED: 1,217,800 / 1,217,800

USE VALUE: 1,217,800 / 1,217,800

ASSESSED: 1,217,800 / 1,217,800

Patriot
Properties Inc.

USER DEFINED

Prior Id # 1: 21434

Prior Id # 2:

Prior Id # 3:

Date Time

12/11/20 04:31:50

PRINT

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 99 - Condo Conv	2	Rating: Very Good		A Bath:	Rating:													
Sty Ht: 2T - 2 & 3/4 Sty				3/4 Bath:	Rating:													
(Liv) Units: 1	Total: 1			A 3QBth:	Rating:													
Foundation: 3 - BrickorStone				1/2 Bath: 1	Rating: Very Good													
Frame: 1 - Wood				A HBth:	Rating:													
Prime Wall: 1 - Wood Shingle				OthrFix: 1	Rating: Average													
Sec Wall: 2 - Clapboard	40 %			OTHER FEATURES														
Roof Struct: 2 - Hip				Kits: 1	Rating: Very Good													
Roof Cover: 1 - Asphalt Shgl				A Kits:	Rating:													
Color: YELLOW				Frl: 1	Rating: Very Good													
View / Desir:				WSFlue:	Rating:													
GENERAL INFORMATION				CONDOS INFORMATION														
Grade: B- - Good (-)				Location:														
Year Blt: 1895	Eff Yr Blt:			Total Units:														
Alt LUC:		Alt %:		Floor: M - Multi-Level														
Jurisdict:		Fact:	.	% Own: 55.000000000														
Const Mod:				Name:														
Lump Sum Adj:				DEPRECIATION														
Avg Ht/FL: STD				Phys Cond: VG - Very Good	4.6 %													
Prim Int Wall: 2 - Plaster				Functional:		%												
Sec Int Wall:		%		Economic:		%												
Partition: T - Typical				Special:		%												
Prim Floors: 3 - Hardwood				Override:		%												
Sec Floors:		%		Total:	4.6 %													
Bsmnt Flr: 12 - Concrete				CALC SUMMARY														
Subfloor:				Basic \$ / SQ: 295.00														
Bsmnt Gar:				Size Adj.: 1.02947235														
Electric: 3 - Typical				Const Adj.: 1.00989902														
Insulation: 2 - Typical				Adj \$ / SQ: 306.701														
Int vs Ext: S				Other Features: 110422														
Heat Fuel: 2 - Gas				Grade Factor: 1.21														
Heat Type: 1 - Forced H/Air				NBHD Inf: 1.10000002														
# Heat Sys: 1				NBHD Mod:														
% Heated: 1		% AC:		LUC Factor: 1.00														
Solar HW: NO	Central Vac:	NO		Adj Total: 1276513														
% Com Wall		% Sprinkled:		Depreciation: 58720														
				Deprecated Total: 1217793														
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:						
SPEC FEATURES/YARD ITEMS				PARCEL ID 031.A-0002-0015.0														
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
More: N	Total Yard Items:									Total Special Features:								
	Total:																	
Undisplayed Areas: GLA: 2767																		
8																		
SUB AREA																		
SUB AREA DETAIL																		
IMAGE																		
AssessPro Patriot Properties, Inc																		
																		